



# THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

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Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

## Community Board 3 Open Dining Stipulations for Administrative Approval

I, Erin Neary, as a qualified representative of Book Club Bar LLC,  
located at 197 East 3rd Street, New York, NY agree to the following stipulations:

☐ Application for Sidewalk Café ☒ Application for Curbside Dining

1. I will close all outdoor seating by 10 pm.
2. All outdoor dining patrons will be seated at tables.
3. I will not have music, amplified sound, or TVs outdoors as per Open Dining Guidelines, and I will remove all outdoor speakers.
4. For sidewalk seating, I will comply with DOT guidelines. I will have \_\_\_\_\_ tables and \_\_\_\_\_ chairs.
5. For roadbed seating, I will comply with DOT guidelines. I will have 4 tables and 8 chairs.
6. I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
7. I will conspicuously post this stipulation form beside my liquor license inside of my business.
8. Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Name: Erin Neary Phone Number: 262-227-0015

9. ☐ I will: \_\_\_\_\_

I hereby certify that the information provided above is truthful and accurate based upon my personal belief.

Signed [Signature]

Sworn to this 24 day of February, 2025

Dated 2/24/25

[Signature]  
Notary Public

NEVA HOFFMAIER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02HO6097177  
Qualified in New York County  
Commission Expires August 18, 2027